

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Anthony Santi
Dekker/Perich/Sabitini Architects
7601 Jefferson St. NE, Suite 100
Albuquerque, NM 87109

Re: Markana Flats
7050 Constitution Ave. NE
Conceptual Traffic Circulation Layout
Engineer's/Architect's Stamp 6-9-2023 (J19D047A)

Dear Mr. Santi,

Based upon the information provided in your submittal received 6/27/2023, the above referenced plan cannot be approved for DFT Site Plan until the following comments are addressed:

1. It does not appear the design layout will work. You are utilizing 36 tandem parking spaces within the parking garage. You need to provide at least one space per unit which is not a tandem space or you are creating a situation where a resident may have their vehicle blocked in by a separate resident.
2. Your parking calculation show you are providing 19 bicycle parking spaces, but only 2 racks are called out on the plan. Please show all bicycle parking.
3. You will need a cross access agreement between this property and those to the west and south. Please provide this.

Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3991.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

Project Title: Markana Flats **Building Permit #** _____ **Hydrology File #** _____

DRB# _____ **EPC#** _____

Legal Description: Tract B-1-A, Mesa Del Norte Addition, City Address OR Parcel 7050 Constitution Ave. NE
City of Albuquerque, Bernalillo County, New Mexico

Applicant/Agent: Dekker/Perich/Sabatini Architects **Contact:** Anthony Santi

Address: 7601 Jefferson St. NE, St. 100 **Phone:** 505-761-9700

Email: anthony@sdpdesign.org

Applicant/Owner: Legacy Development & Management, LLC **Contact:** Adam Gromer

Address: 5051 Journal Center Blvd., Suite 500 **Phone:** 505-702-1153

Email: agromer@legacydm.net

TYPE OF DEVELOPMENT: PLAT (#of lots) RESIDENCE X DRB SITE ADMIN SITE: _____

RE-SUBMITTAL: YES X NO

DEPARTMENT: X TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that apply:

TYPE OF SUBMITTAL:

- ENGINEER/ARCHITECT CERTIFICATION
- PAD CERTIFICATION
- CONCEPTUAL G&D PLAN
- GRADING PLAN
- DRAINAGE REPORT
- DRAINAGE MASTER PLAN
- FLOOD PLAN DEVELOPMENT PERMIT APP.
- ELEVATION CERTIFICATE
- CLOMR/LOMR
- TRAFFIC CIRCULATION LAYOUT (TCL)
- ADMINISTRATIVE
- X TRAFFIC CIRCULATION LAYOUT FOR DRB
- APPROVAL
- TRAFFIC IMPACT STUDY (TIS)
- STREET LIGHT LAYOUT
- OTHER (SPECIFY)
- PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

- BUILDING PERMIT APPROVAL
- CERTIFICATE OF OCCUPANCY
- X CONCEPTUAL TCL DRB APPROVAL
- PRELIMINARY PLAT APPROVAL
- SITE PLAN FOR SUB'D APPROVAL
- SITE PLAN FOR BLDG PERMIT APPROVAL
- FINAL PLAT APPROVAL
- SIA/RELEASE OF FINANCIAL GUARANTEE
- FOUNDATION PERMIT APPROVAL
- GRADING PERMIT APPROVAL
- SO-19 APPROVAL
- PAVING PERMIT APPROVAL
- GRADING PAD CERTIFICATION
- WORK ORDER APPROVAL
- CLOMR/LOMR
- FLOOD PLAN DEVELOPMENT PERMIT
- OTHER (SPECIFY) _____

DATE SUBMITTED: 6/27/2023

SHEET KEYED NOTES

1. TRASH ROOM, SEE A4/AE402
2. PARKING LOT STRIPING, 4" WIDE TYPICAL, COLOR: WHITE
3. CONCRETE CURB & GUTTER, SEE E1/AS501
4. 6" WIDE CONCRETE SIDEWALK, SEE E3/AS501
5. BUILDING ABOVE
6. EXISTING FIRE HYDRANT, SEE CIVIL
7. NEW F.D.C. SEE CIVIL
8. ADA PARKING, SEE A5/AS501
9. 15' MAX FRONT SETBACK
10. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
11. ACCESSIBLE RAMP, SEE C3/AS501
12. BIKE STORAGE ROOM
13. BIKE RACK, SEE A2/AS501
14. PERPENDICULAR CURB RAMP ONE SIDE PER C.O.A. DETAIL 2441 AND PARALLEL CURB RAMP ON ONE SIDE PER C.O.A. DETAIL 2443.
15. WATER METER VAULT, SEE CIVIL
16. NOT USED
17. PEDESTRIAN CROSSWALK, RE: A3/AS501
18. EXISTING POWER POLE
19. VEHICULAR ENTRY GATE TO GARAGE
20. ACCESS CONTROL PEDESTAL
21. TRASH ROOM, SEE A2/AE401
22. NEW WALL INDICATOR VALVE, SEE CIVIL
23. NEW FIRE HYDRANT, SEE CIVIL
24. RETAINING WALL, SEE CIVIL FOR EXTENTS. SEE ALSO A6/AS501
25. PIPE BOLLARD, SEE C3/AS501
26. PEDESTRIAN GATE, SEE C4/AS501
27. WALL FENCE ENCLOSURE, SEE D5/AS501
28. ORNAMENTAL PICKET FENCE, SEE C3/AS501
29. 4" WIDE CONCRETE SIDEWALK, SEE E3/AS501
30. EXTENT OF LOWER LEVEL PARKING GARAGE

LEGEND

- CONCRETE
- PROPERTY LINE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT, SEE CIVIL
- WALL INDICATOR VALVE (WIV), REF: UTILITY PLAN
- FIRE DEPARTMENT CONNECTION (FDC) WALL-MOUNTED
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- TRANSFORMER, REF: ELECTRICAL
- 6" TALL DECORATIVE METAL FENCE
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A4/AS501, A5/AS501, B5/AS501
- CC COMPACT PARKING
- LIGHT POLE, REF: ELECTRICAL
- 6" BOLLARD WITH SIGN
- 6" WIDE PAINTED CROSSWALK, SEE A3/AS501
- PARKING COUNT

GENERAL SHEET NOTES

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- D. SITE PLAN SHALL COMPLY WITH LOCAL, STATE AND FEDERAL, ADA STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- E. CURBS AND ACCESSIBLE RAMP WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- F. LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO); SECTION 14-16-5-8 OUTDOOR LIGHTING.
- G. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- H. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- I. ALL PUBLIC INFRASTRUCTURE LOCATED WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
- J. SEE THE APPROVED FIRE 1 PLAN FOR FIRE LANE STRIPING, ALSO REF A1/AS501.

PROJECT DATA

ZONING:
IDO - MIXED USE - MODERATE INTENSITY ZONING DISTRICT (MX-M)
LANDUSE: MULTIFAMILY RESIDENTIAL

PLANNING CONTEXT:
SITE IS WITHIN THE UPTOWN URBAN CENTER

TRANSIT:
PROJECT SITE IS WITHIN A MAJOR TRANSIT CORRIDOR (LOUISIANA BOULEVARD). BUS ROUTE 12 IS ALONG CONSTITUTION, WEST OF LOUISIANA BOULEVARD. BUS ROUTE 157 IS ALONG LOUISIANA. A BUS STOP IS LOCATED APPROXIMATELY 255 FEET FROM THE SUBJECT SITE AT THE LOUISIANA/CONSTITUTION INTERSECTION.

BIKE FACILITIES:
A BIKE ROUTE IS WITHIN CONSTITUTION AVENUE EAST OF LOUISIANA BOULEVARD AND BIKE LANES ARE WITHIN CONSTITUTION AVENUE WEST OF LOUISIANA BOULEVARD. THE PASEO DE LAS MONTANAS MULTI-USE TRAIL IS NORTH OF THE SUBJECT SITE, WHICH CROSSES OVER I-40 AND CONTINUES ALONG THE FRONTAGE ROAD AS THE I-40 TRAIL.

LEGAL DESCRIPTION:
Tract B-1-A, Mesa Del Norte Addition, City of Albuquerque, Bernalillo County, New Mexico

SITE AREA: 1.74 ACRES

ZONE ATLAS: J-19-Z

SETBACKS: FRONT= 0' MIN / 15' MAX
SIDE = 0' MIN / N/A MAX
REAR= 15'

BUILDING HEIGHT:
MAXIMUM ALLOWED: 65'-0" UC-MS-PT + 12'-0" STRUCTURED PARKING BONUS: 77'-0" ACTUAL HEIGHT: 77'-0"

SPRINKLERED: YES, NFPA 13

BUILDING OCCUPANCY: S-2 COVERED PARKING, R-2 MULTIFAMILY RESIDENTIAL

CONSTRUCTION TYPE: 1 STORY COVERED PARKING (PODIUM) - TYPE IA
5 STORY RESIDENTIAL BUILDING - TYPE VA

BUILDING SF:	
FIRST LEVEL - COVERED PARKING (PODIUM)	44,987 GSF
SECOND LEVEL	34,015 GSF
THIRD LEVEL	34,350 GSF
FOURTH LEVEL	34,350 GSF
FIFTH LEVEL	34,350 GSF
SIXTH LEVEL	34,350 GSF
TOTAL	216,402 GSF

PARKING CALCULATION: (TABLE 5-5-1, UC-MS-PT)
REQUIRED SPACES: 1 SPACES / DWELLING UNITS: 190 X 1 = 190 SPACES
PROVIDED PARKING = 162 SPACES AT GROUND LEVEL GARAGE
56 SPACES AT LOWER LEVEL GARAGE

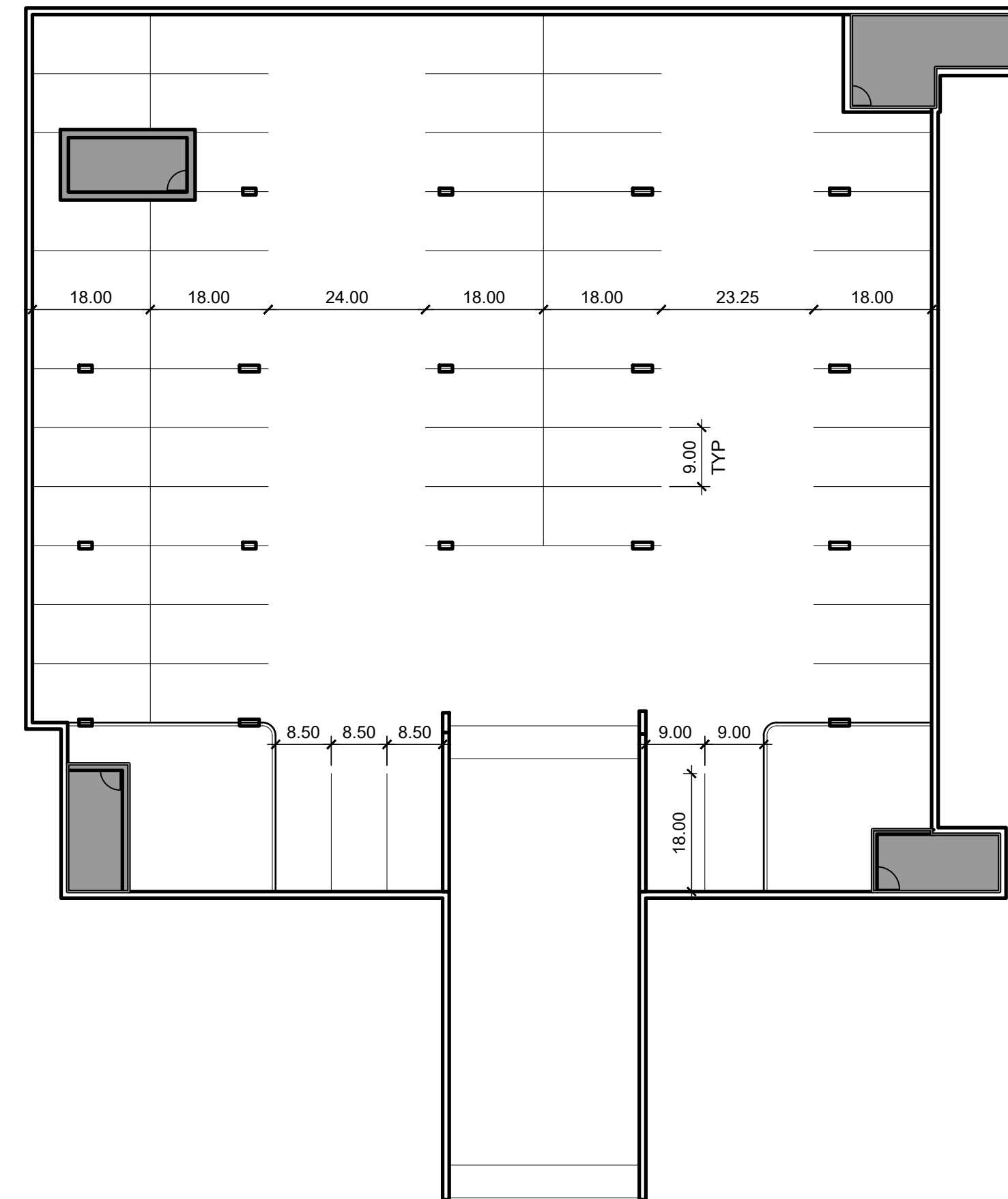
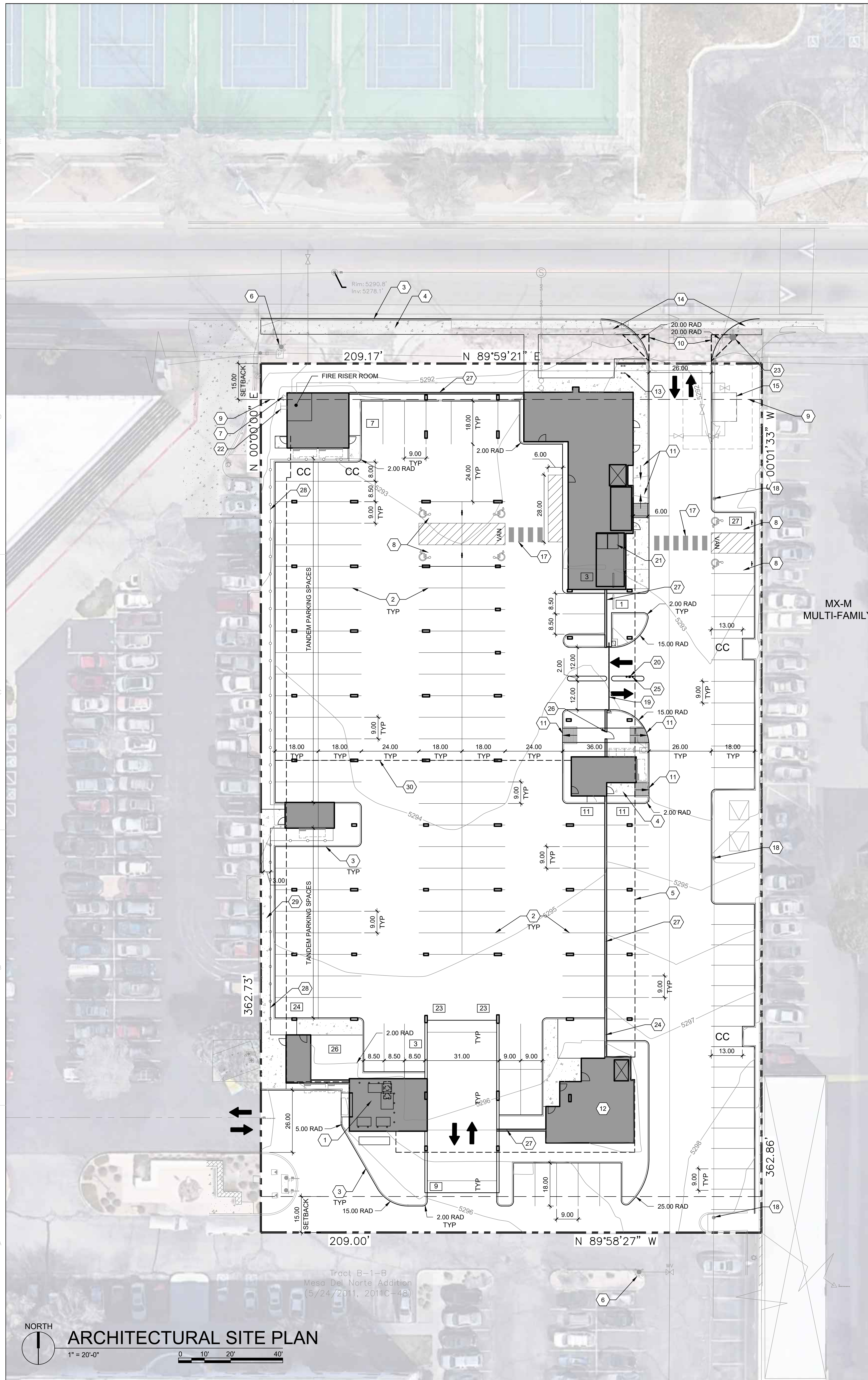
PROVIDED PARKING = 218 TOTAL SPACES
ACCESSIBLE PARKING: (ADA 208 2.3)
2% OF UNITS = 190 X .02 = 3.8 = 4 SPACES REQUIRED
2 STANDARD SPACES + 4 VAN ACCESSIBLE SPACES = 6 SPACES PROVIDED

BICYCLE PARKING REQUIRED = 19 SPACES
(10% OF REQUIRED OFF-STREET PARKING = 190 X 0.10 = 19 SPACES)
BICYCLE PARKING PROVIDED = 19 SPACES

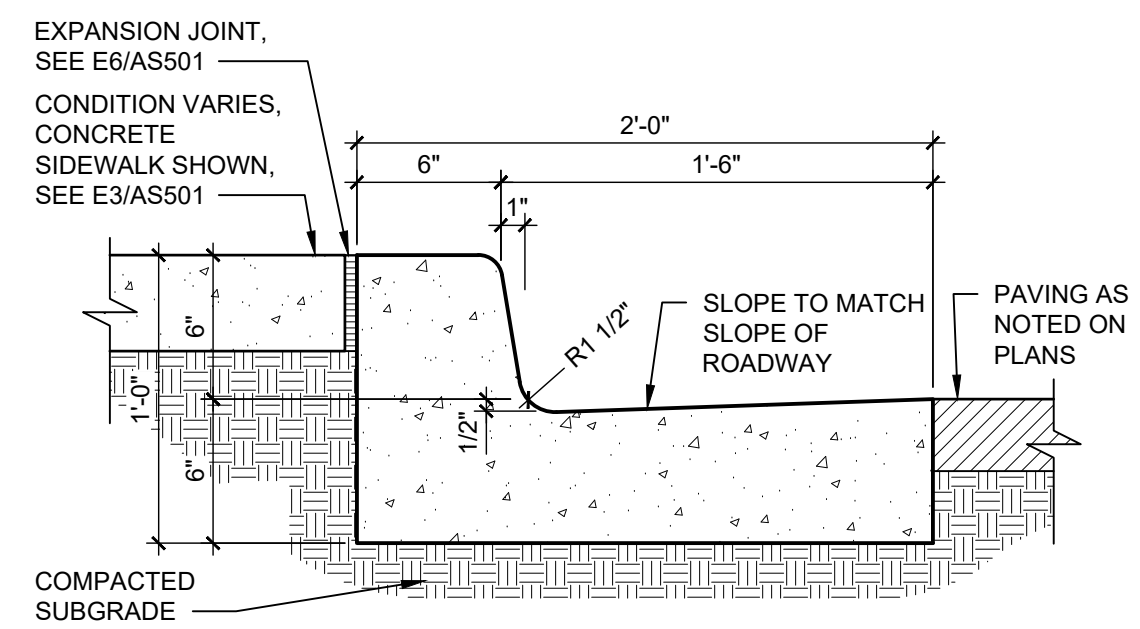
OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING		
USABLE OPEN SPACE		
1 BD, 225 SF PER UNIT	225 SF x 162 UNITS	= 36,450 SF
2 BD, 285 SF PER UNIT	285 SF x 28 UNITS	= 7,980 SF
TOTAL		= 44,430 SF
UC-MS-PT: 50% REDUCTION	= 44,430 SF X 50%	= 22,215 SF
REQUIRED OPEN SPACE:		
LEVEL 1	= 7,633 SF	
LEVEL 2	= 12,726 SF	
LEVEL 3	= 2,419 SF	
LEVEL 4	= 2,226 SF	
LEVEL 5	= 2,226 SF	
LEVEL 6	= 2,400 SF	
TOTAL		= 26,630 SF

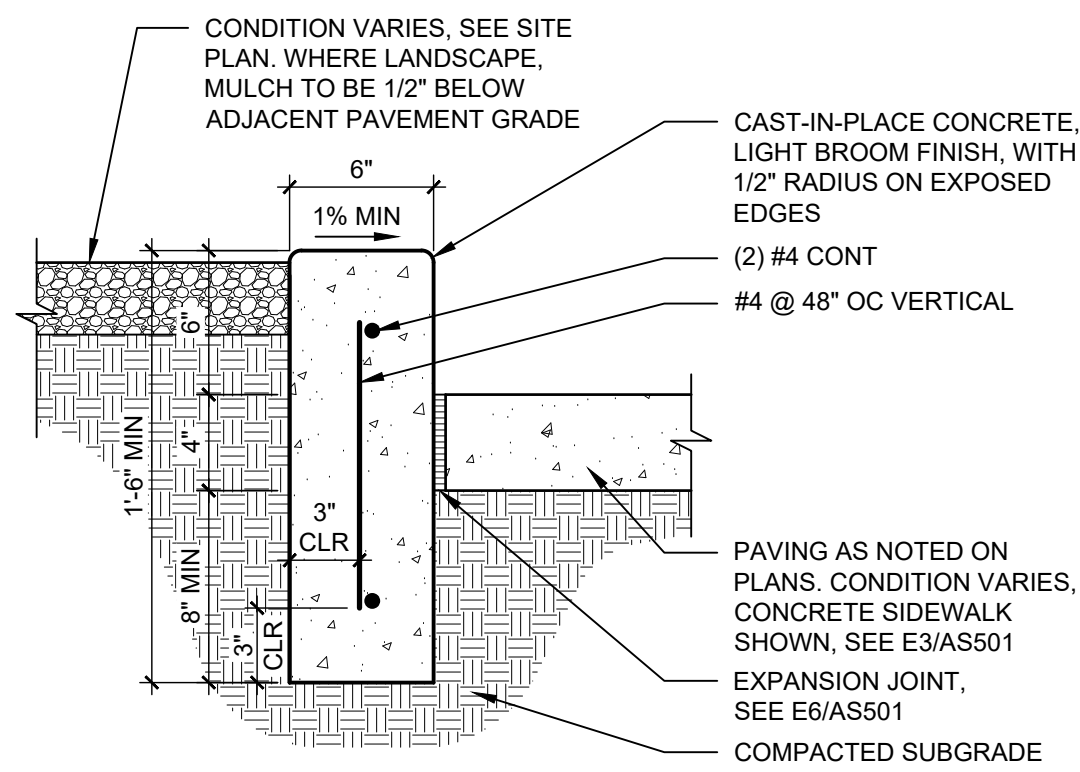
VICINITY MAP



- NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.

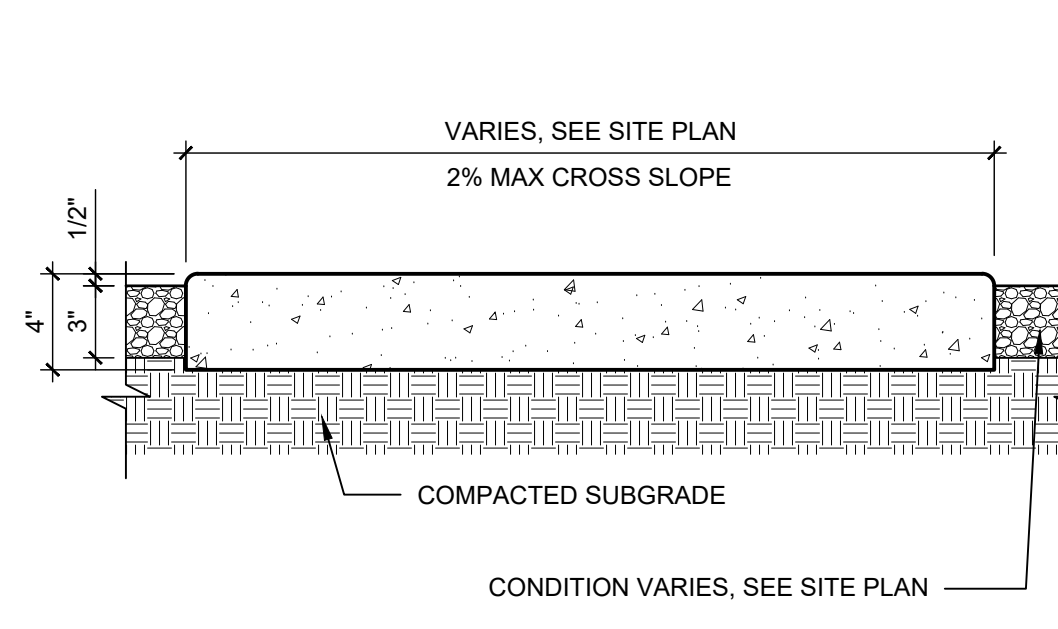


E1 CONCRETE CURB & GUTTER
1 1/2" = 1'-0"

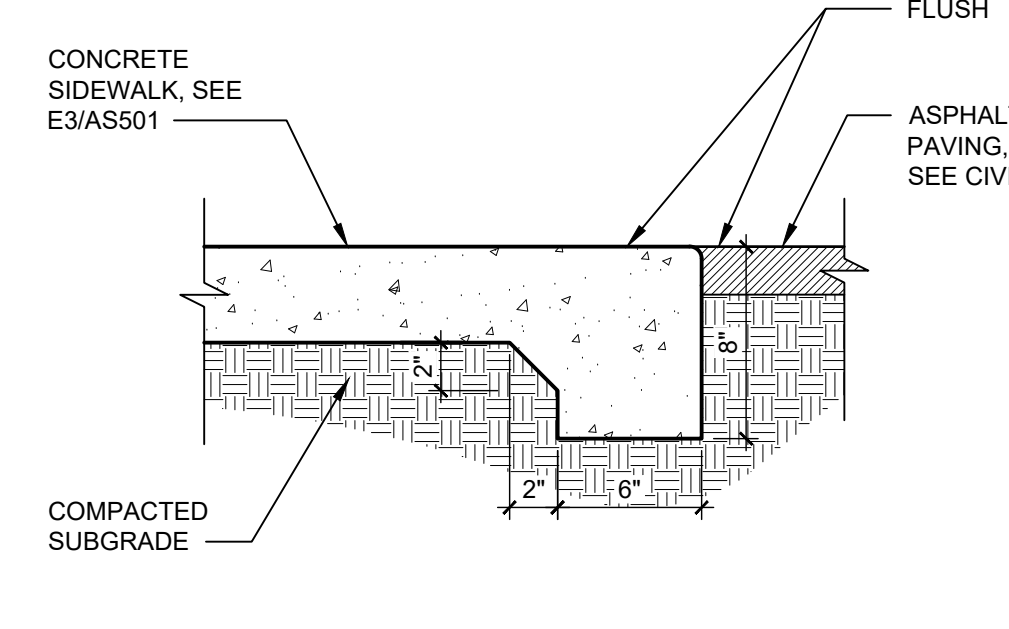


E2 CONCRETE HEADER CURB
1 1/2" = 1'-0"

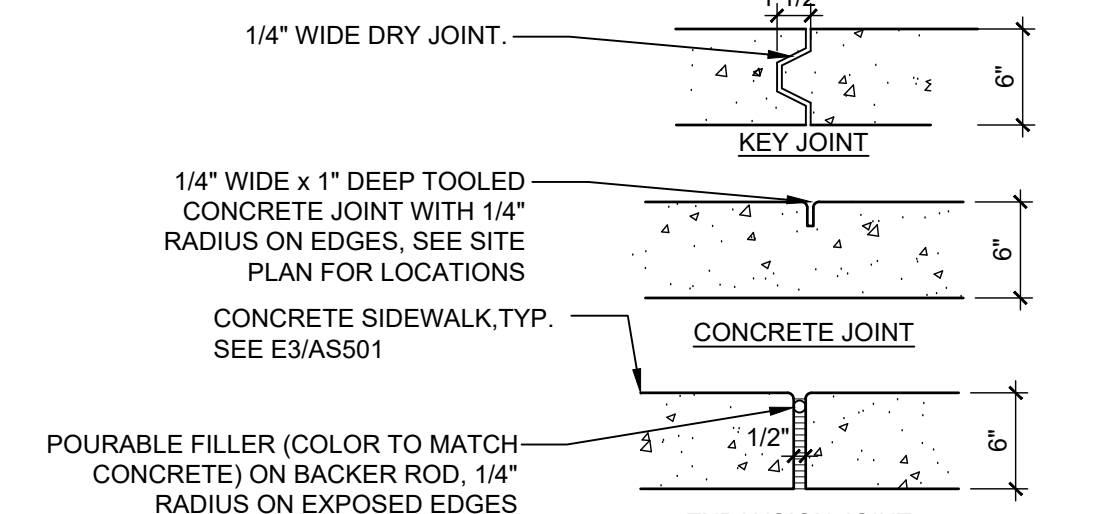
- NOTES:
1. SEE SITE PLANS AND E6/AS501 FOR JOINING.
2. CAST-IN-PLACE CONCRETE PAVING, LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES.
3. INTEGRAL COLOR WHERE NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



E3 CONCRETE SIDEWALK
1 1/2" = 1'-0"

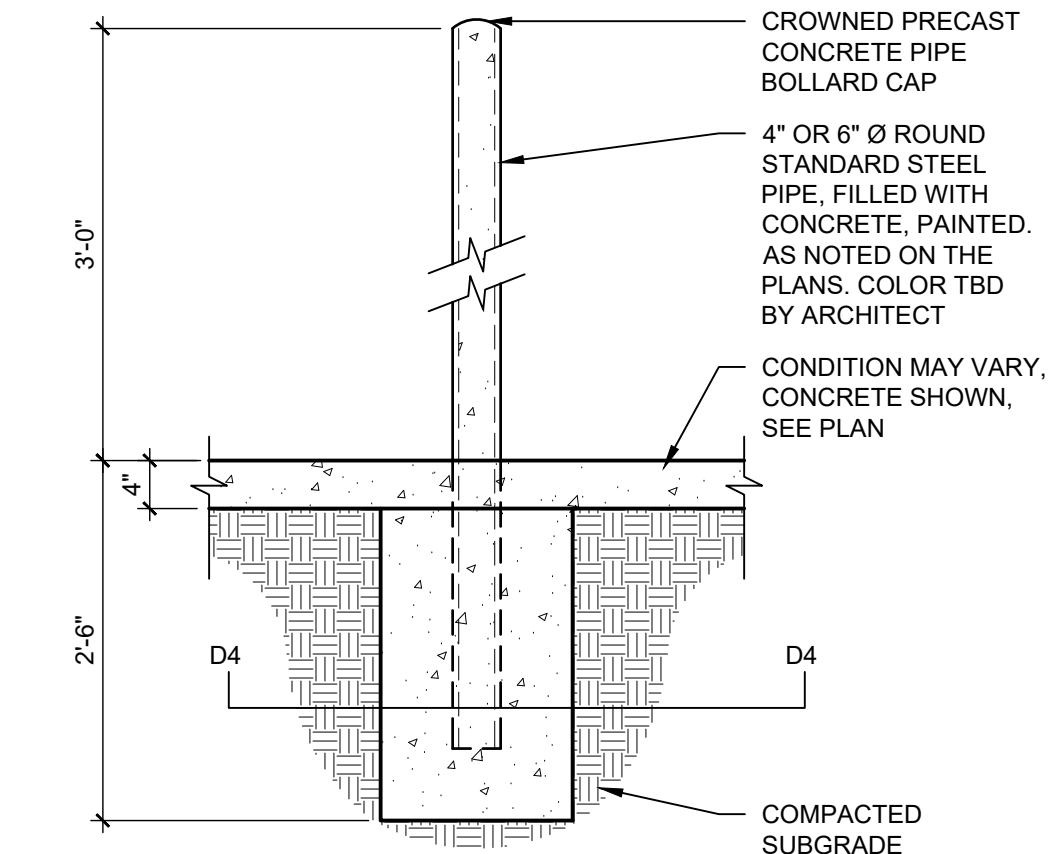


E4 FLUSH CONCRETE SIDEWALK
1 1/2" = 1'-0"

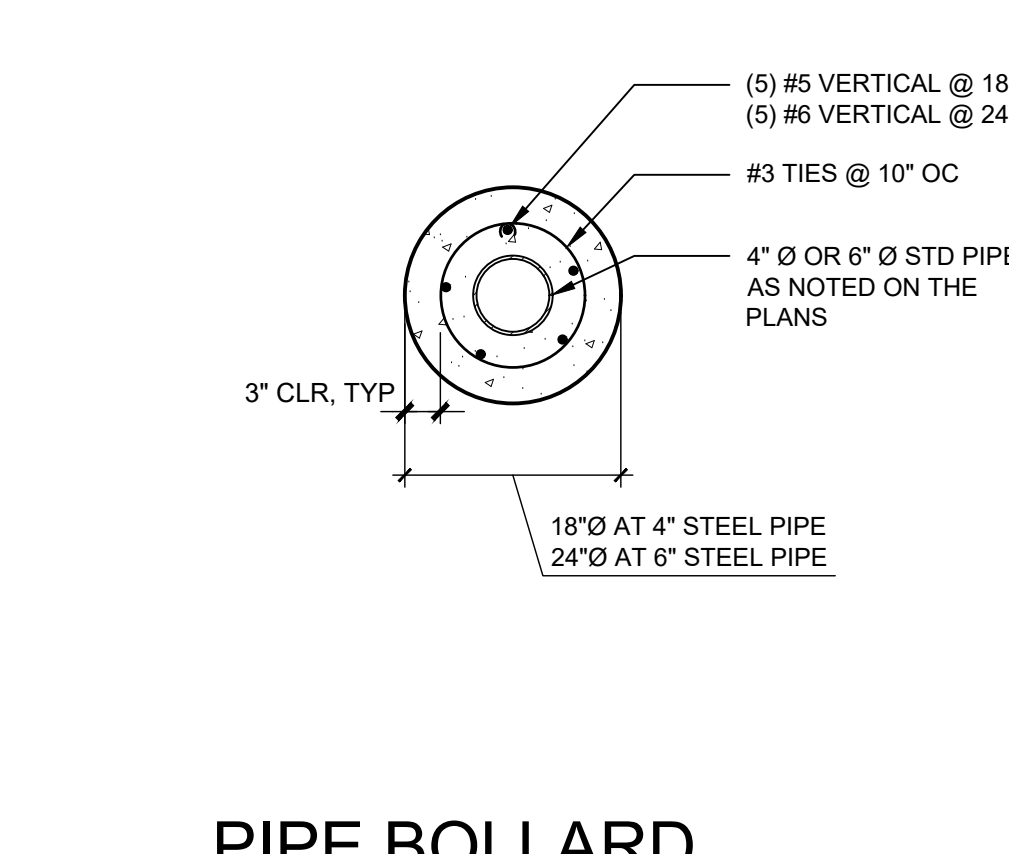


CONTROL AND EXPANSION JOINT SPACING - SEE PLANS FOR LOCATIONS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	8' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

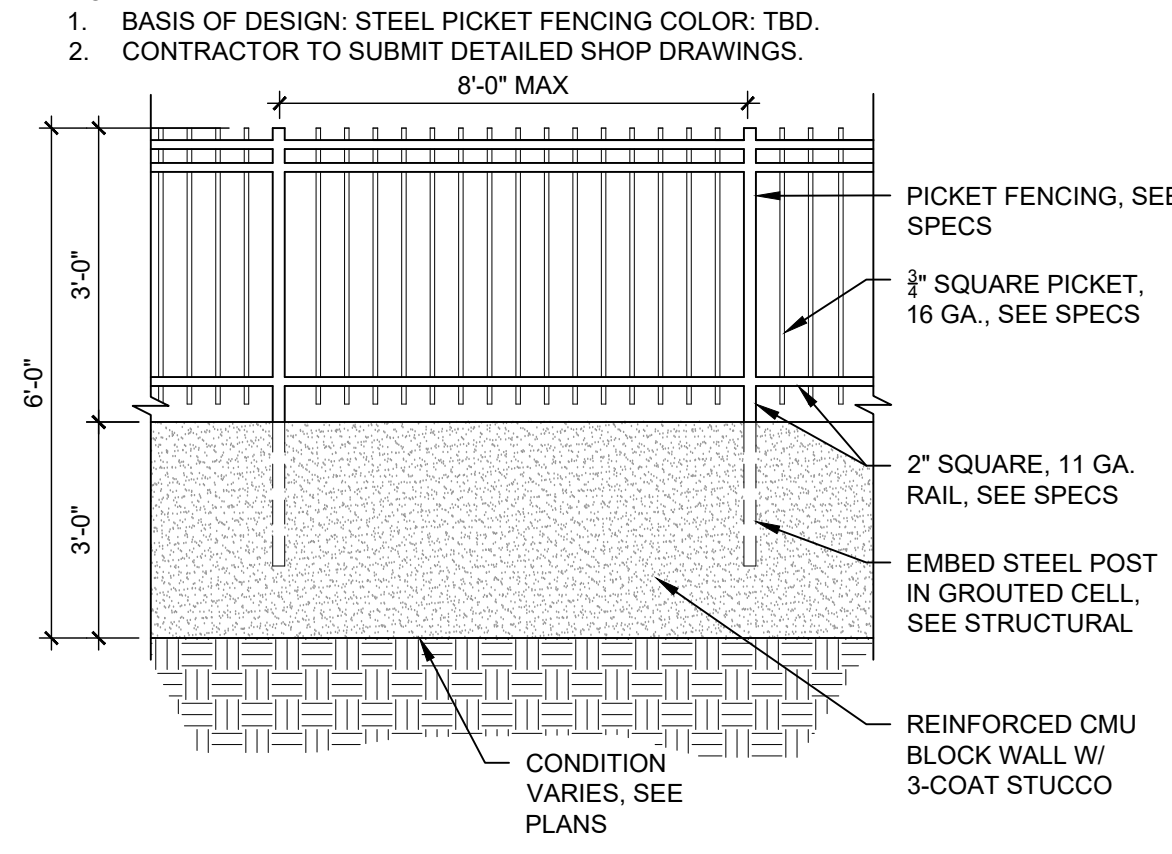
E6 CONCRETE JOINTS & JOINT SPACING
1 1/2" = 1'-0"



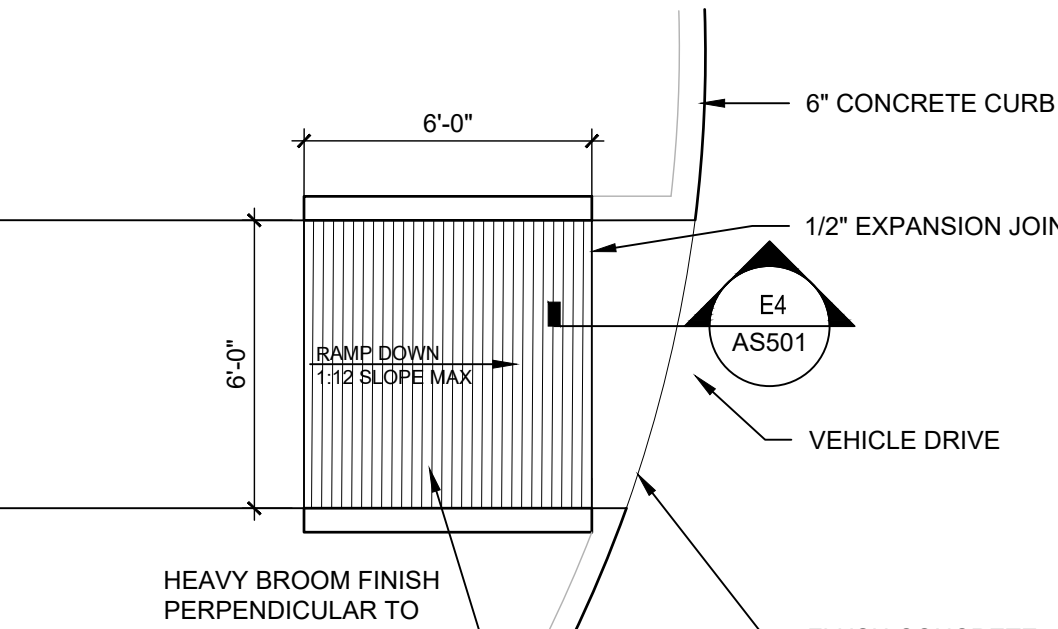
D3 PIPE BOLLARD
3/4" = 1'-0"



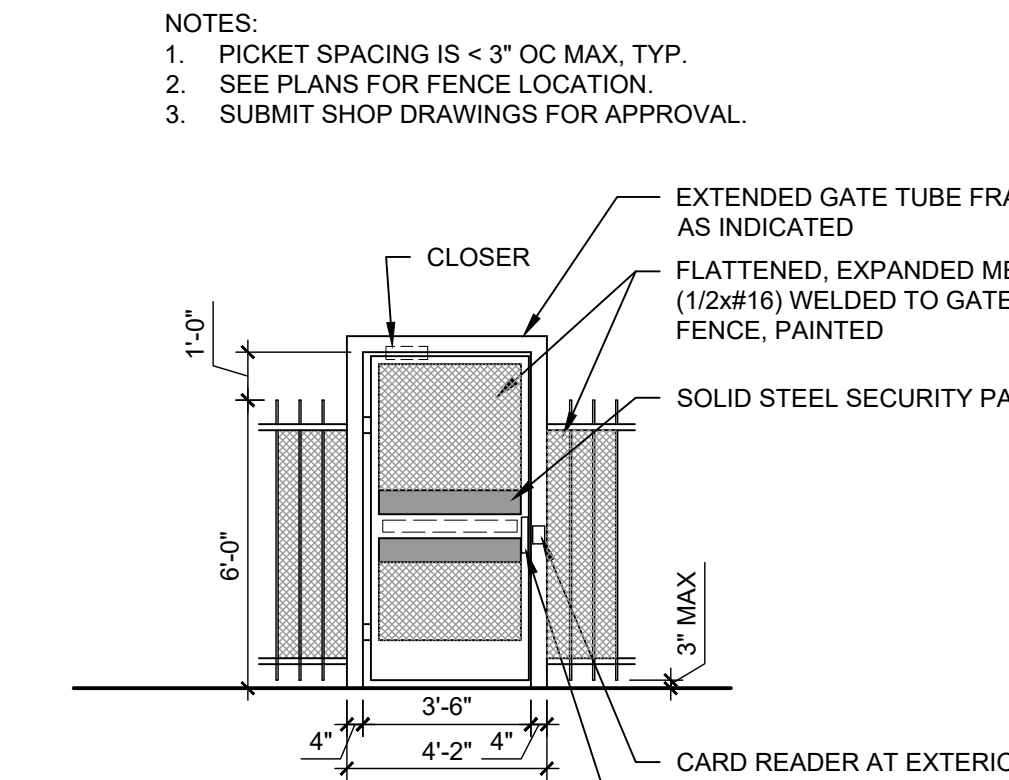
D4 PIPE BOLLARD FOOTING SECTION
3/4" = 1'-0"



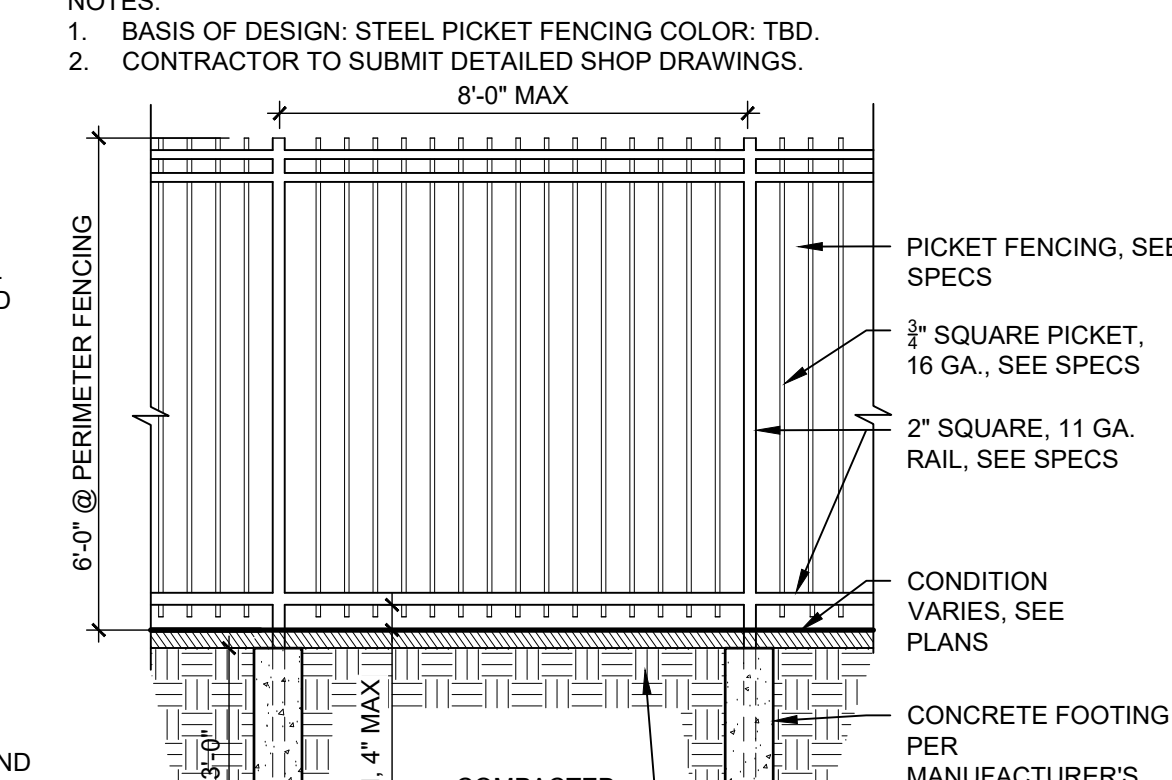
D5 ORNAMENTAL FENCE
3/8" = 1'-0"



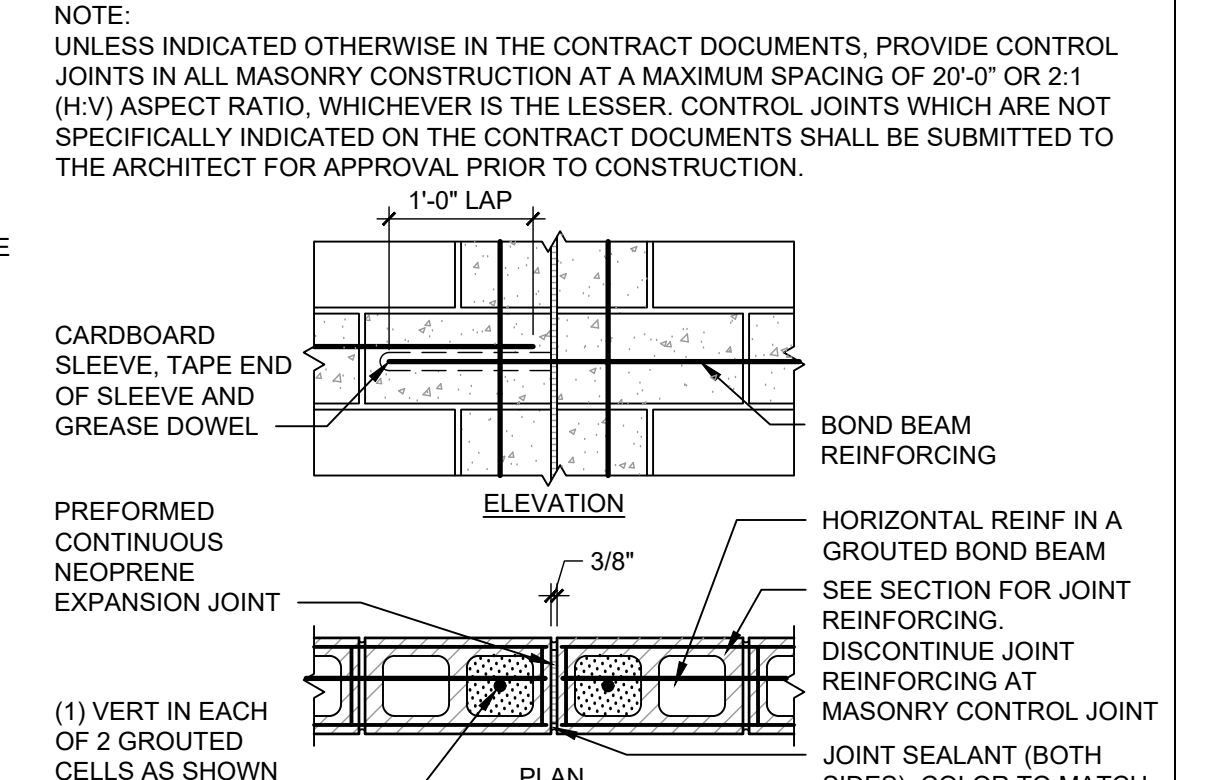
C3 ACCESSIBLE RAMP
1/4" = 1'-0"



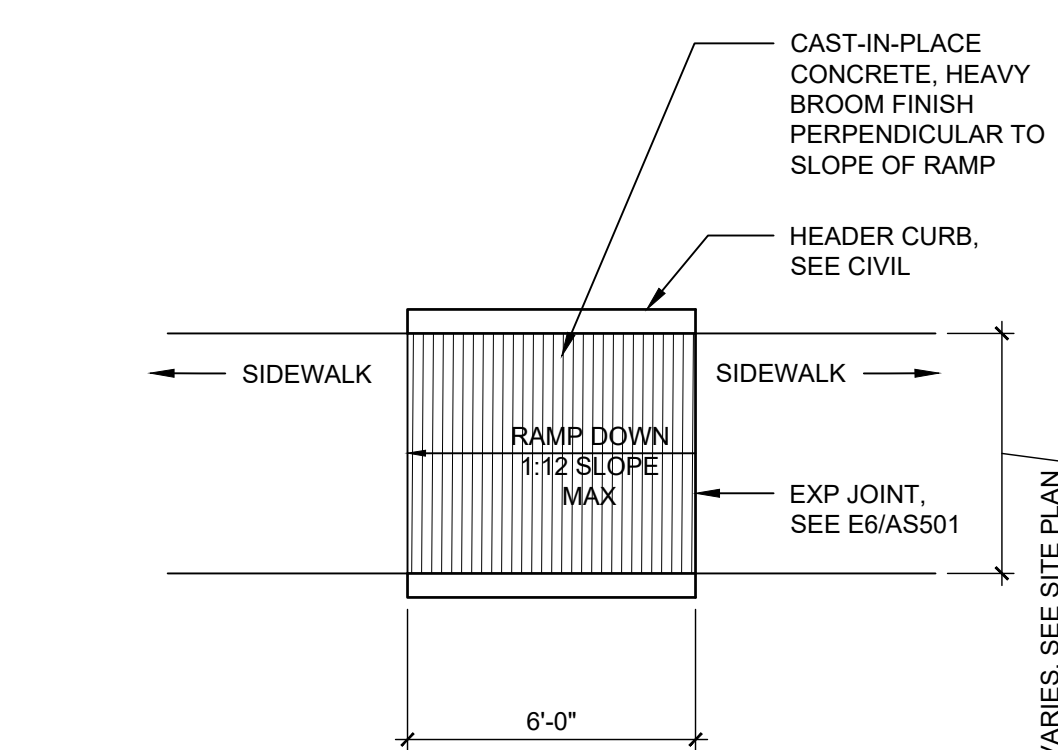
C4 ELEVATION - GATE
1/4" = 1'-0"



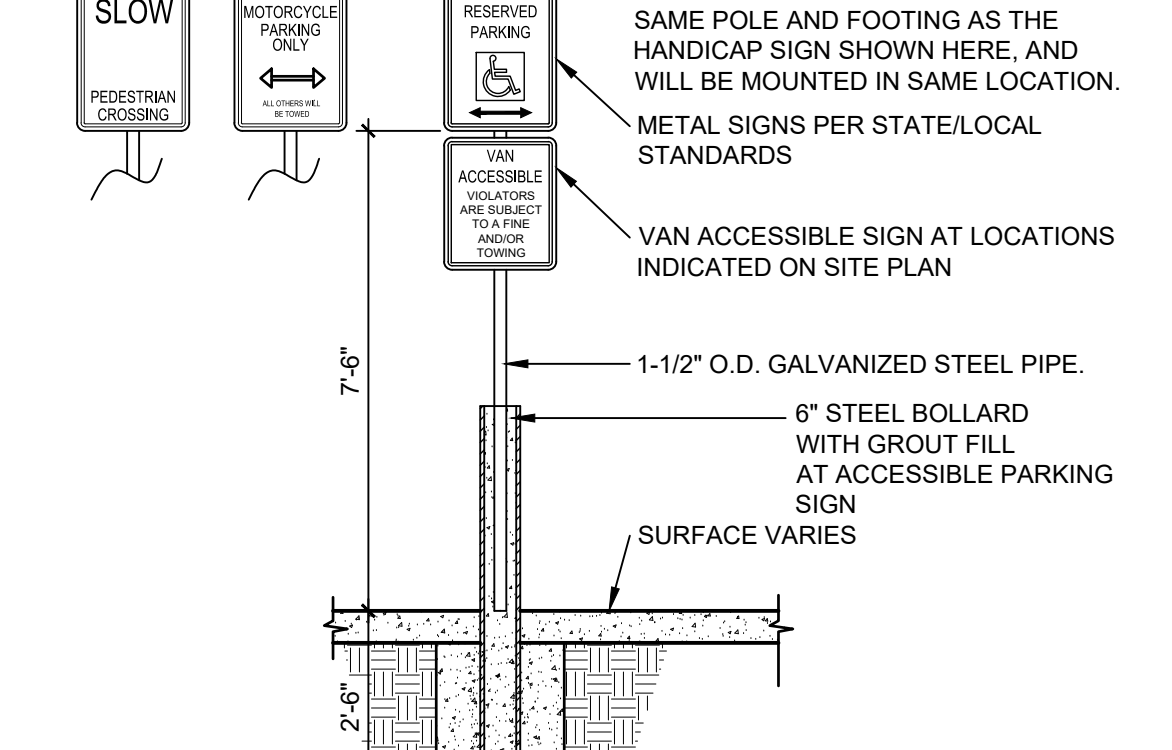
C5 ORNAMENTAL FENCE
3/8" = 1'-0"



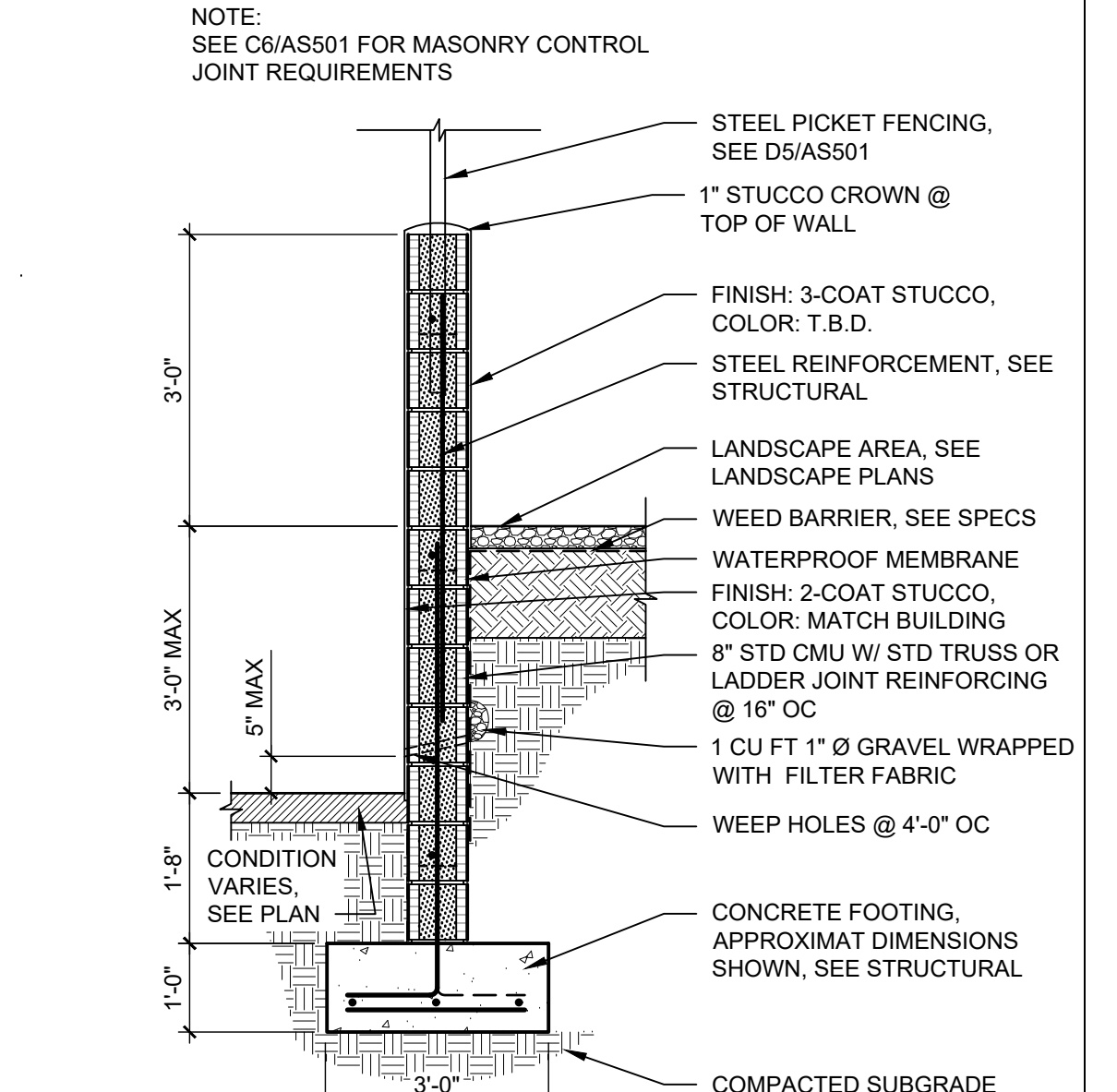
C6 MASONRY CONTROL JOINT
3/4" = 1'-0"



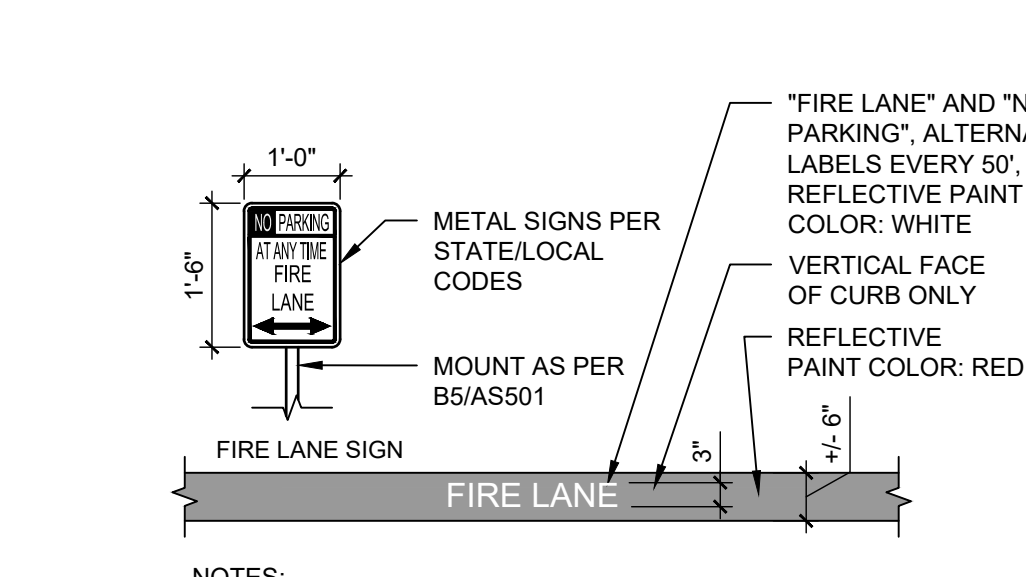
B3 ACCESSIBLE RAMP
1/4" = 1'-0"



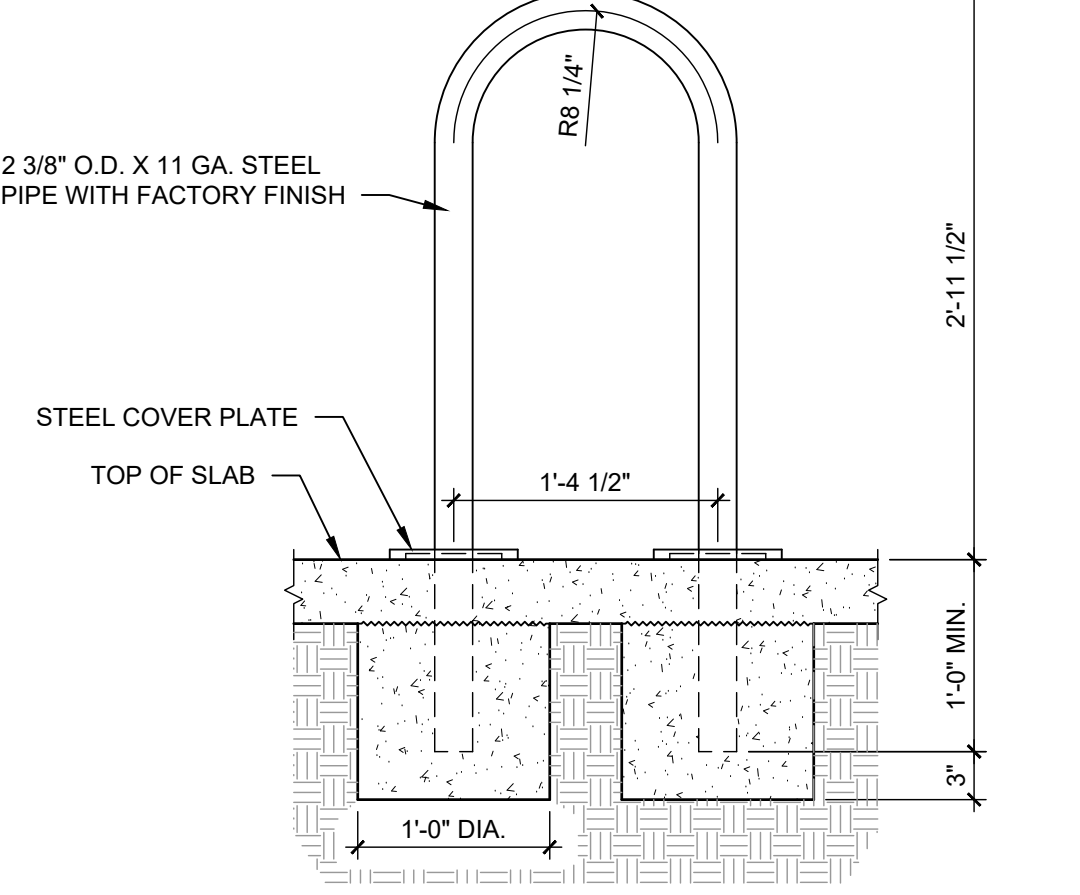
B5 POLE MOUNTED SIGN
1/2" = 1'-0"



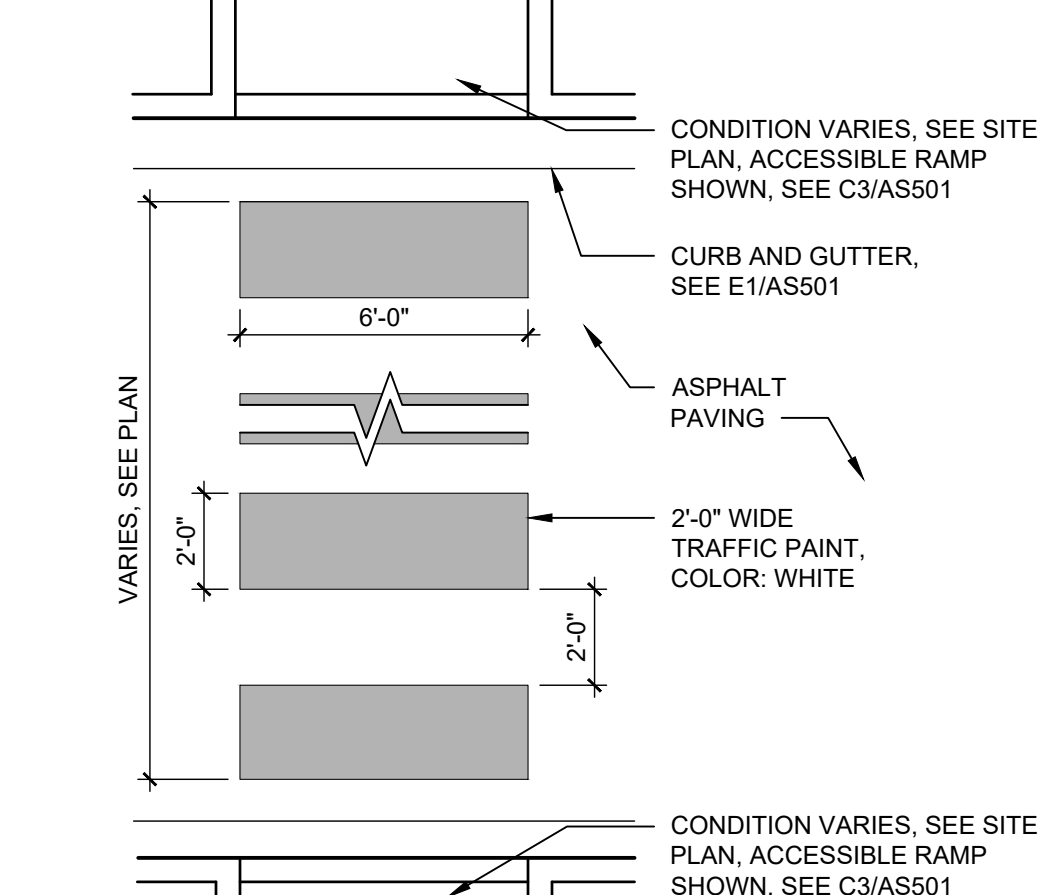
A6 CMU RETAINING WALL
1/2" = 1'-0"



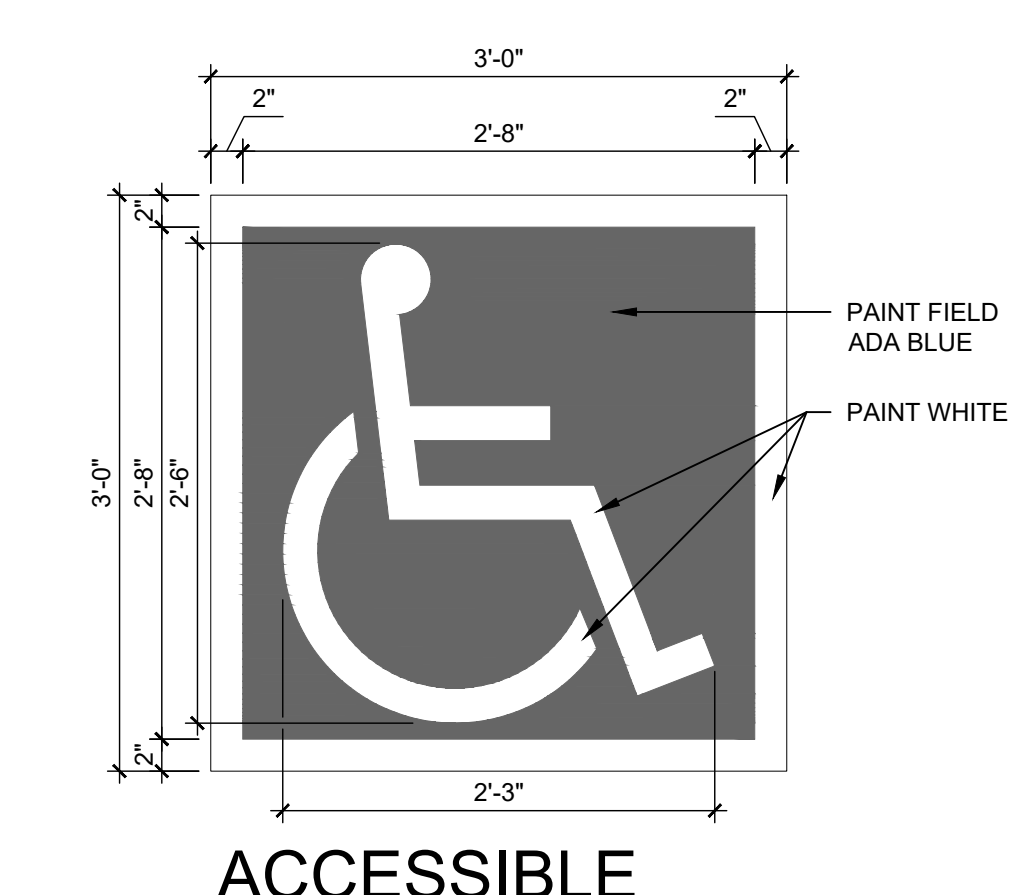
A1 FIRELANE STRIPING AND SIGNAGE
1/2" = 1'-0"



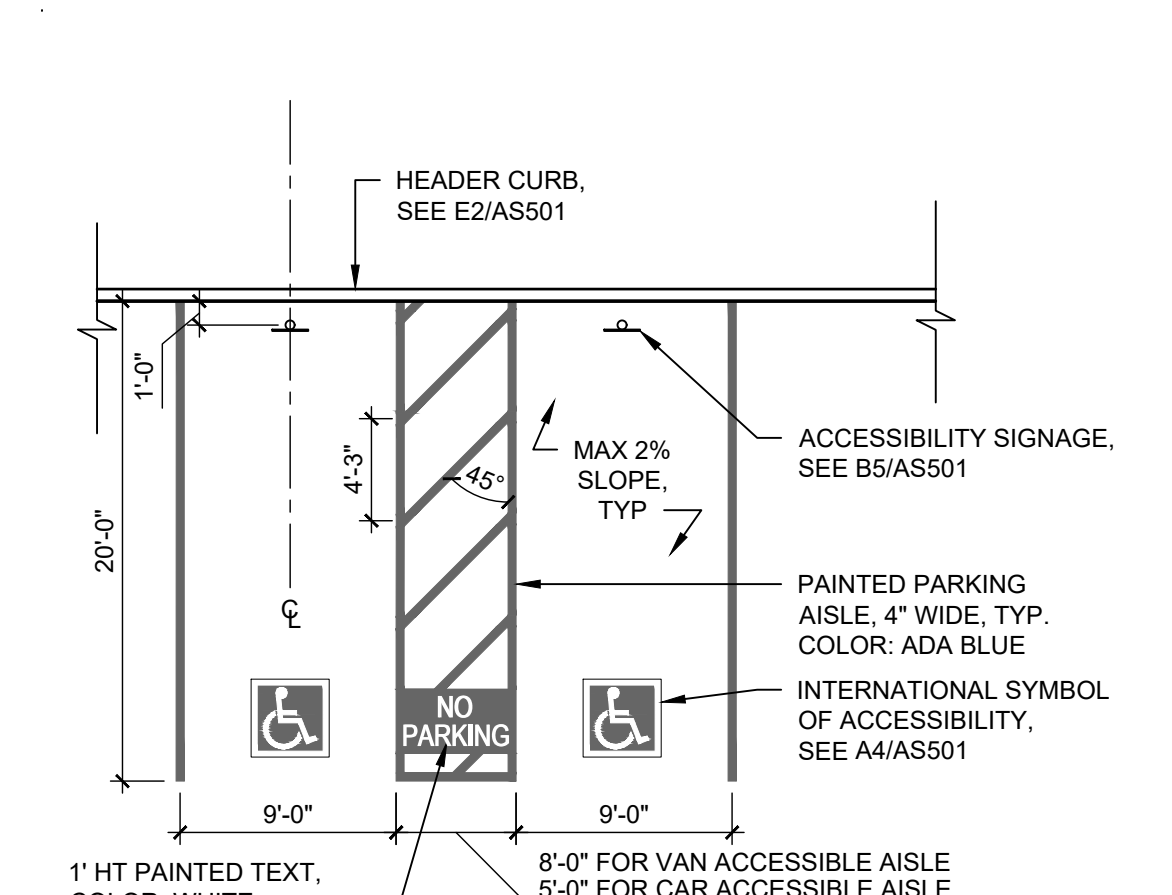
A2 BICYCLE RACK
1" = 1'-0"



A3 PAINTED CROSSWALK
1/4" = 1'-0"



A4 ACCESSIBLE PAVEMENT MARKING
1" = 1'-0"



A5 ACCESSIBLE PARKING
1/8" = 1'-0"